



online

FARMERS BRANCH

ORDINANCE NO. 2419

AN ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF FARMERS BRANCH, TEXAS, AS HERETOFORE AMENDED; SO AS TO AMEND AN EXISTING SPECIFIC USE PERMIT FOR A NON DRIVE-IN RESTAURANT WITH OUTSIDE SALES WINDOW LOCATED AT 2899 VALLEY VIEW AND WITHIN THE LOCAL RETAIL-ONE (LR-1) ZONING DISTRICT; PROVIDING FOR CONDITIONS OF OPERATION; PROVIDING A SEVERABILITY CLAUSE; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00); PROVIDING FOR INJUNCTIVE RELIEF; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Planning and Zoning Commission of the City of Farmers Branch and the governing body of the City of Farmers Branch, in compliance with the Charter of the City of Farmers Branch, and the State Law with reference to granting a specific use permit under the Zoning Ordinance Regulations and zoning map, have given the requisite notices by publication and otherwise, and after holding due hearings and affording a full and fair hearing to all property owners generally, and to the persons interested and situated in the affected area and in the vicinity thereof, the governing body of the City of Farmers Branch is of the opinion that a change in such zoning should be made.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMERS BRANCH, TEXAS:

SECTION 1. That the Comprehensive Zoning Ordinance of the City of Farmers Branch, Texas, be, and the same is hereby amended, by amending the Zoning Map of the City of Farmers Branch so as to amend Ordinance No. 2109 granting a Specific Use Permit for a Non Drive-In Restaurant with Outside Sales Window on a 1.004 acre lot located at 2899 Valley View Lane and within the Local Retail-2 (LR-2) zoning district.

SECTION 2. That the above described non drive-in restaurant with outside sales window shall be constructed in the manner set forth on the approved site plan attached as Exhibit "A".

SECTION 3. That permanent cross-access shall be maintained at all locations where driveways traverse abutting property lines.

AREA CODE
CHANGE
972

SECTION 4. That should City sanitation service for this property ever be contracted, the dumpster enclosure shall be reoriented or modified as necessary, subject to staff approval, to ensure that safe and efficient sanitation service can be provided.

SECTION 5. That the two proposed internally illuminated fascia signs on the east side of the building addition shall not exceed 50 square feet for the "McDonald's" sign and 70 square feet for the "Playplace" sign.

SECTION 6. That any person, firm or corporation violating any of the provisions or terms of this ordinance shall be subject to the same penalty as provided for in the Comprehensive Zoning Ordinance of the City of Farmers Branch, and upon conviction shall be punished by a fine not to exceed the sum of two-thousand (\$2,000.00) dollars for each offense.

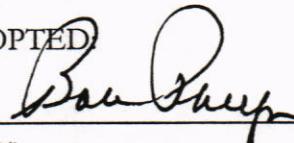
SECTION 7. If any section, paragraph, subdivision, clause, phrase, or provision of this ordinance shall be judged invalid or unconstitutional, the same shall not affect the validity of this ordinance as whole or any portion thereof other than that portion so decided to be invalid or unconstitutional.

SECTION 8. In addition to, and accumulative of all other penalties, the City shall have the right to seek injunctive relief for any and all violations of this ordinance.

SECTION 9. This ordinance shall take effect immediately from and after its passage.

Duly passed by the City Council of the City of Farmers Branch, Texas, on this the 17th day of August, 1997

ADOPTED:



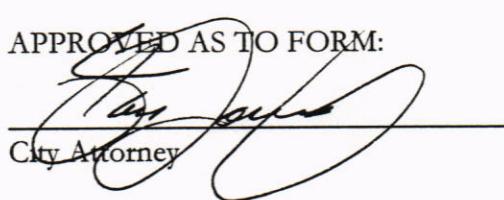
Mayor

ATTEST:



City Secretary

APPROVED AS TO FORM:



City Attorney

RICHMOND GROUP

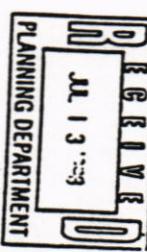
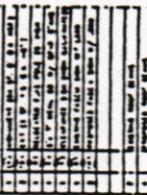
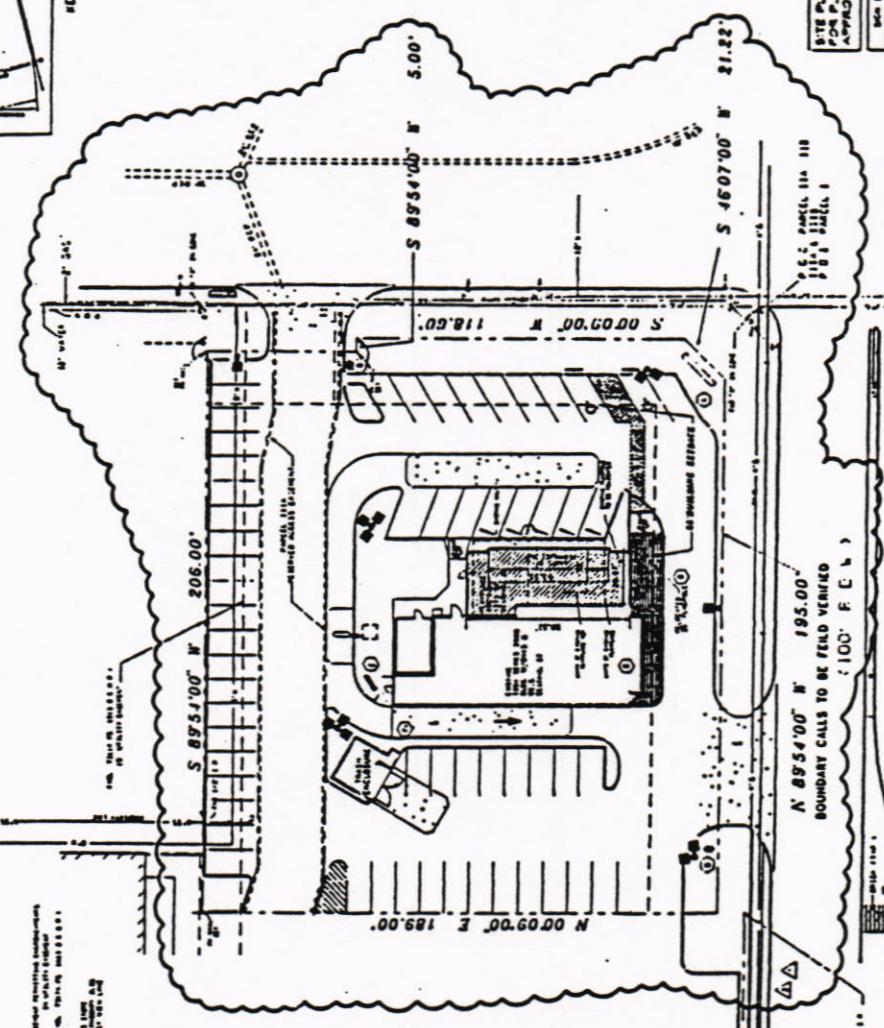
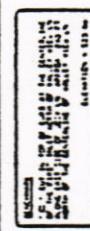
MCGOHAIDS

MAP OF THE PROPERTY
TO BE SOLD
BY THE RICHMOND GROUP
TO MCGOHAIDS
100% OWNERSHIP
OF THE PROPERTY
TO BE SOLD

MAP OF THE PROPERTY
TO BE SOLD
BY THE RICHMOND GROUP
TO MCGOHAIDS
100% OWNERSHIP
OF THE PROPERTY
TO BE SOLD

C-1

JOSEY LANE



FALE Y VINE LAKE N.E.

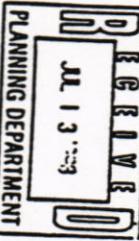


EXHIBIT "A"

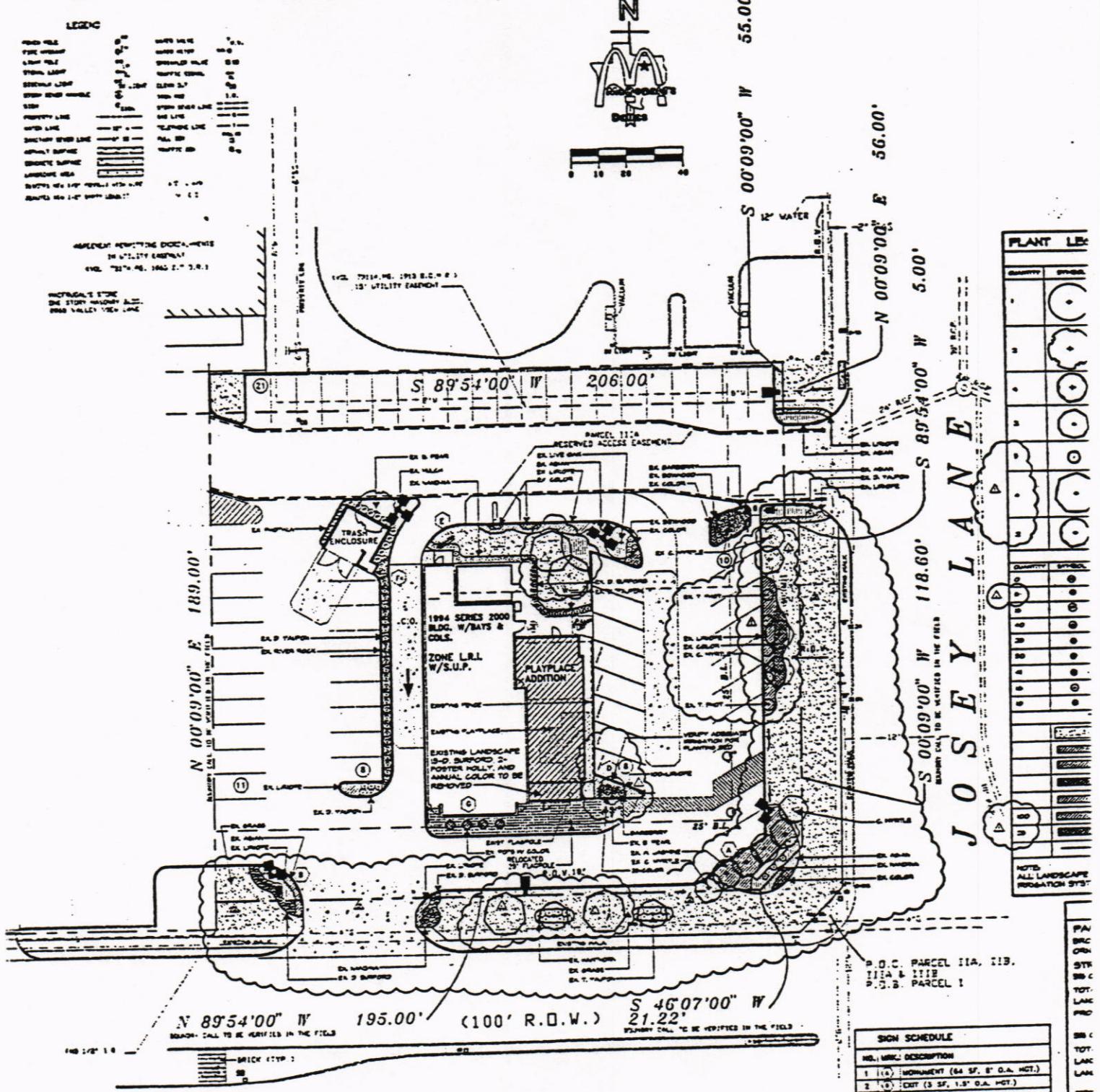
SHEET 1

3C

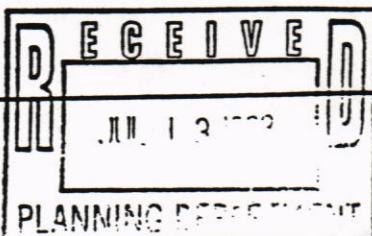
RICHMOND GROUP

ARCHITECTURE
PLANNING
DESIGN
CONSTRUCTION
MANAGEMENT
1724 W STEPHENS ST., SUITE 100
IRVING, TX 75060
(972) 468-5277
FAX: (972) 468-5281

PROJECT SUMMARY																						
DESCRIPTION 4435 S.F. FREE-STANDING QUICK SERVE RESTAURANT WITH DRIVE-THRU FACILITIES AND ON-SITE PARKING. OVERALL HEIGHT=19 F.T. TO TOP OF PARAPET.																						
LOCATION H.W.C. JOSEY LANE & VALLEY VIEW LANE FARMERS BRANCH, DALLAS COUNTY TEXAS																						
OWNER McDONALD'S CORPORATION 511 EAST CARPENTER FREEWAY, STE 375 IRVING, TEXAS, 75062 (972) 889-1888																						
REGULATORY AUTHORITIES CITY OF FARMERS BRANCH 13000 WILLIAM DODSON PARKWAY FARMERS BRANCH, TEXAS 75381-9010 (972) 247-3131																						
TEXAS DEPARTMENT OF LICENSING ELIMINATION OF ARCHITECTURAL BARRIERS E.O. THOMPSON STATE OFFICE BUILDING 920 COLORADO AUSTIN, TEXAS 78701																						
BUILDING DATA APPLICATION CODE: 1991 UNIFORM BUILDING CODE ZONE: LR-1 OCCUPANCY GROUP: A3 CONSTRUCTION TYPE: ZN																						
AREA SUMMARIES																						
GENERAL																						
<ul style="list-style-type: none"> • SITE AREA: 0.928 ACRES OR 40,443 S.F. • LANDSCAPING PROVIDED: EXISTING PROPOSED • OF SITE AREA: 4578 S.F. OR 11% 4435 S.F. OR 11% • BUILDING AREA FOOTPRINT EXISTING PROPOSED • OF SITE AREA: 3160 S.F. = 8X 4435 S.F. = 11X • FLOOR AREA RATE EXISTING PROPOSED • OF SITE AREA: 3160 S.F. = 1:12.8 4435 S.F. = 1:9.1 • IMPERVIOUS PAVING EXISTING PROPOSED • OF SITE AREA: 32705 S.F. = 81X 31570 S.F. = 75X 																						
REV	DATE	DESCRIPTION																				
-	07.08.98	CITY PLANNING COMMENTS																				
-	07.15.98	CITY PLANNING COMMENTS																				
SEATING																						
DINING:	EXISTING	PROPOSED																				
PLAYPLACE:	-	30																				
TOTAL:	-	97																				
PARKING SUMMARY (1 SPACE PER 3 SEATS)																						
REQUIRED:	EXISTING	PROPOSED																				
PROVIDED:	24	33																				
SIGNAGE AREA (SEE SIGNAGE DATA)																						
REQUIRED:	EXISTING	PROPOSED																				
150 S.F. 211 S.F.																						
SIGNAGE DATA																						
BUILDING MOUNT:																						
<ol style="list-style-type: none"> 1. INTERNALLY ILLUMINATED PLASTIC FASCIA SIGNS AT ROOF = 101 S.F. (@ 40 S.F. & 1 @ 21 S.F.) 2. ACHESIVE (NON ILLUMINATED) DECALS ON DINING AREA GLASS = 20 S.F. (1 EA. @ 20 S.F.) 3. FREE-STANDING: <ol style="list-style-type: none"> 1. INTERNALLY ILLUMINATED PLASTIC MONUMENT SIGN ON CONCRETE BASE = 64 S.F. 2. INTERNALLY ILLUMINATED PLASTIC TRAFFIC DIRECTIONAL SIGNS (EXIT) = 6 S.F. (2 EA. @ 3 S.F.) 																						
OFFICE	DALLAS REGION	AUSTIN																				
ADDRESS	511 E. CARPENTER ENW. SUITE 375 IRVING, TX 75062																					
DATE																						
UTILITY INFORMATION																						
<table border="1"> <thead> <tr> <th>SIZE</th> <th>TYPE</th> <th>LOCATION</th> </tr> </thead> <tbody> <tr> <td>6" N.W. OF SITE</td> <td>SANITARY SEWER</td> <td>(PUBLIC UTILITY EASEMENT)</td> </tr> <tr> <td>12" W.E.P. IN EAST ROW</td> <td>WATER</td> <td>(JOSEY LANE)</td> </tr> <tr> <td>18" STORM SWR. IN N.E. OF SITE</td> <td>STORM SEWER</td> <td>(JOSEY LANE)</td> </tr> <tr> <td>EX. 120/208 SW. AW.(O.H.)(JOSEY LANE)</td> <td>ELECTRIC</td> <td></td> </tr> <tr> <td>4" GAS SOUTH R.C.W. (VALLEY VIEW)</td> <td>GAS</td> <td></td> </tr> </tbody> </table>			SIZE	TYPE	LOCATION	6" N.W. OF SITE	SANITARY SEWER	(PUBLIC UTILITY EASEMENT)	12" W.E.P. IN EAST ROW	WATER	(JOSEY LANE)	18" STORM SWR. IN N.E. OF SITE	STORM SEWER	(JOSEY LANE)	EX. 120/208 SW. AW.(O.H.)(JOSEY LANE)	ELECTRIC		4" GAS SOUTH R.C.W. (VALLEY VIEW)	GAS			
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SURVEY INFORMATION																						
<p>PREPARED BY: LEGAL DESCRIPTION: PIERCE-LUNSFORD ASSOC., INC. ROBERT J. WEST SURVEY CONSULTING ENGINEERS ABSTRACT NO. 1576, DALLAS, TEXAS DALLAS COUNTY, TEXAS (214) 741-7777 VOL. 73114, PAGE 1913 DATE: DECEMBER 30, 1993</p> <table border="1"> <thead> <tr> <th colspan="3">LEGEND</th> </tr> </thead> <tbody> <tr> <td>SANITARY SEWER</td> <td>S</td> <td>GAS</td> </tr> <tr> <td>WATER</td> <td>W</td> <td>LOT LIGHT</td> </tr> <tr> <td>STORM SEWER</td> <td>ST</td> <td>EXISTING ELEVATION (79.5)</td> </tr> <tr> <td>ELECTRIC</td> <td>E</td> <td>PROPOSED ELEVATION (77.0)</td> </tr> </tbody> </table>			LEGEND			SANITARY SEWER	S	GAS	WATER	W	LOT LIGHT	STORM SEWER	ST	EXISTING ELEVATION (79.5)	ELECTRIC	E	PROPOSED ELEVATION (77.0)					
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ELECTRIC	E	PROPOSED ELEVATION (77.0)																				
<p>PLAN SCALE: 1" = 20'</p> <p>STREET ADDRESS JOSEY LANE & VALLEY VIEW LANE</p> <table border="1"> <thead> <tr> <th>CITY</th> <th>STATE</th> <th>STATUS</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td>FARMERS BRANCH</td> <td>TEXAS</td> <td>DATE DRAWN</td> <td>10.JAN.98</td> <td>S.I.N.</td> </tr> <tr> <td colspan="2">COUNTY</td> <td>PLAN CHECKED</td> <td></td> <td></td> </tr> <tr> <td colspan="2">DALLAS</td> <td>AS-BUILT</td> <td></td> <td></td> </tr> </tbody> </table>			CITY	STATE	STATUS	DATE	BY	FARMERS BRANCH	TEXAS	DATE DRAWN	10.JAN.98	S.I.N.	COUNTY		PLAN CHECKED			DALLAS		AS-BUILT		
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<p>CO-SIGN SIGNATURES</p> <table border="1"> <thead> <tr> <th>CONTRACTOR</th> <th>GENERAL CONTRACTOR</th> <th>OWNER</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>			CONTRACTOR	GENERAL CONTRACTOR	OWNER																	
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<p>PLANNING DEPARTMENT</p> <p>JUL 13 1998</p> <p>EGE/IVE</p> <p>SHEET 1-DETAIL(b)</p>																						



VALLEY VIEW LANE



SHEET 2 - DETAIL (a)

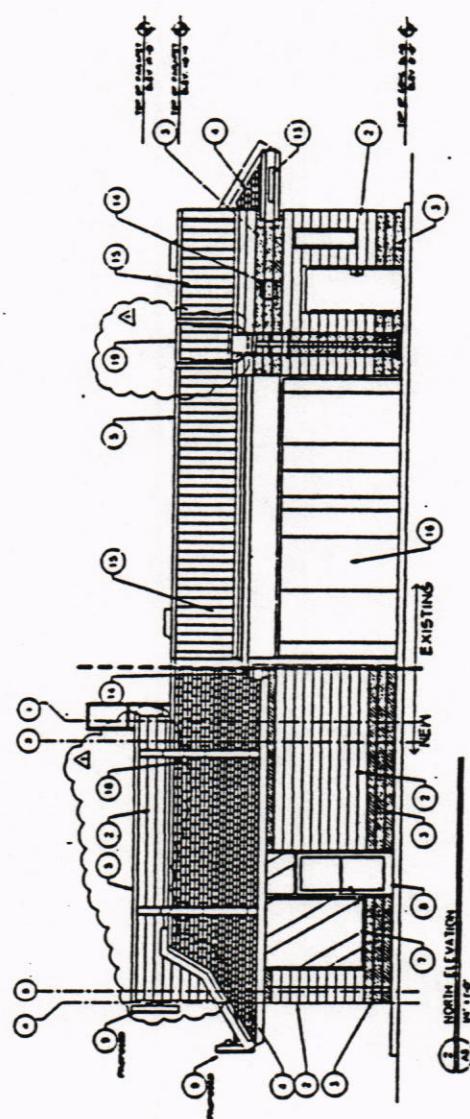
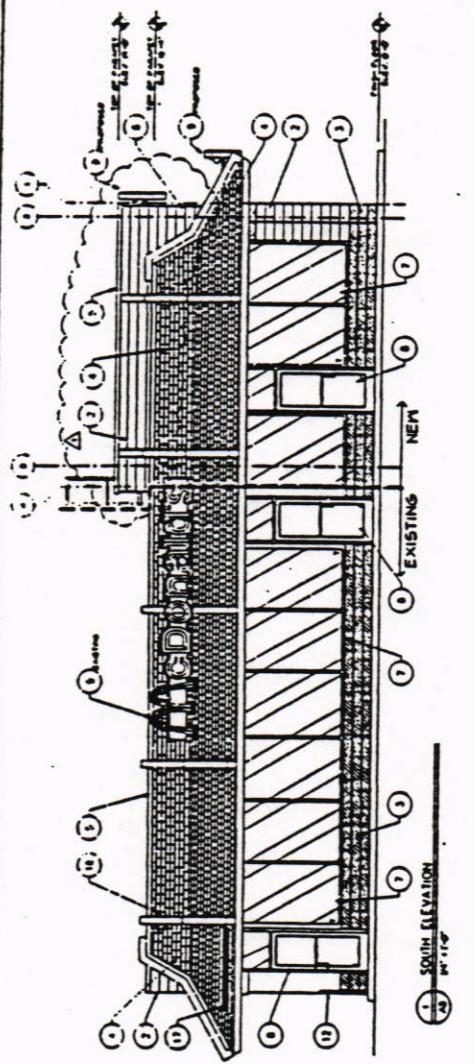
3G



JL 13 E&B

ELEVATIONS SUBMITTED
FOR PLAYPLACE ADDITION
APPROVAL ONLY

ALL MATERIALS / FINISHES
TO MATCH EXISTING



- (1) SWING-THRU CLEARING PLADING SIGN
- (2) ACCENT WALL NICHES
- (3) EXISTING ROOF SCREEN
- (4) EXISTING FIRESCREEN/SCREED PANEL
- (5) EXISTING METAL RAIN DIVERTER
- (6) EXISTING ALUMINUM VENT ON BACK OF PLATE
- (7) EXISTING ROOF ACCESS PORT TO HATCH BURTON
- (8) ROOF SCREEN
- (9) EXISTING ROOF ACCESS PORT TO MATCH BURTON

- (10) ANODIZED ALUMINUM STOREFRONT IN CLEAR FINISH.
- (11) ANODIZED ALUMINUM STOREFRONT DOOR AND FRAME IN CLEAR FINISH
- (12) EXISTING ROOF SCREEN
- (13) EXISTING PLATE
- (14) EXISTING DECAL APPLIED TO FACE PLATE OF GLASS
- (15) FACIA PLATE
- (16) EXISTING & LONG DECAL APPLIED TO FACE PLATE OF GLASS
- (17) DRIVE-THRU STATION OVERHEAD ACCENT WALL SHROUD
- (18) EXISTING PLATE
- (19) PLATE, PIPE SUPPORT RAIL

- Callouts point to specific features to match existing conditions:
- (1) EXISTING CONCRETE MASONRY UNIT WITH PAINTED ACCENT BAND, PAINTED TO MATCH BURTON
 - (2) EXISTING MASONRY ROOF, BEEN PAINTED TO MATCH BURTON
 - (3) PAINTED METAL COPING AT PLATEAU ROOF TO MATCH BURTON
 - (4) ACCENT BAND, PAINTED TO MATCH BURTON
 - (5) PLATE, PIPE SUPPORT RAIL

ELEVATION NOTES



McDONALD'S CORPORATION

2899 VALLEY VIEW LANE
FARMERS BRANCH, TEXAS

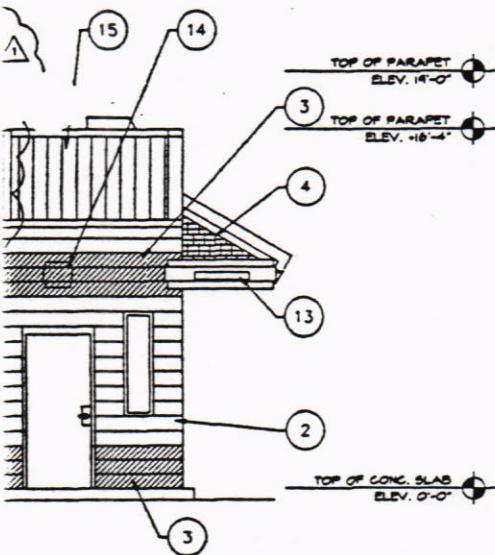
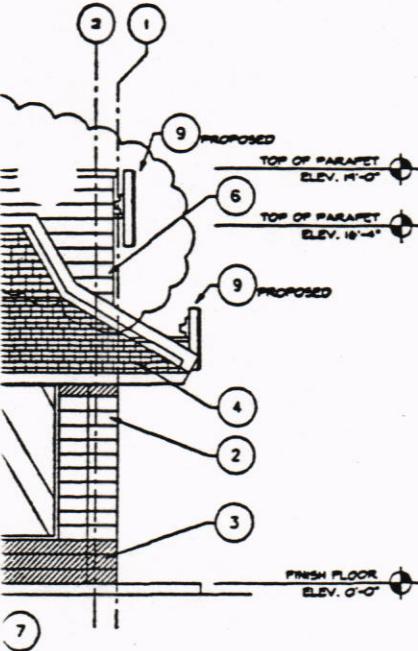
DRIVE THRU
ONE STORY, 11,100 SQ.FT.

THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF
McDONALD'S CORPORATION AND SHALL NOT BE COPIED OR REPRODUCED
WITHOUT THEIR WRITTEN PERMISSION.

MCDONALD'S L/C: 42/1282	DATE ISSUED: 10-JUN-98
RICHMOND GROUP: P-29	REV: 01.00.98
CITY PLANNING COMMISSION DESCRIPTION	
E.O. BY	

SHEET NO.	TITLE	SECTION	NOTE
A-1	2000 SERIES BUILDING		
	SOUTHWEST ZONE		
	MATERIAL / DESCRIPTION / OTHER		
	• IRON/STEEL BEAMING/HAND RAILINGS • CONCRETE • STAINLESS STEEL BAR JOISTS (SITE TO SITE SPANNS)		
	PROJECT CAP FILE#	BASED ON CAP FILE	

3K



13 DRIVE- THRU CLEARANCE WARNING SIGN.

14 ACCENT WALL SCONCE.

15 EXISTING ROOF SCREEN.

16 EXISTING FREEZER/COOLER PANELS.

17 GALVANIZED METAL RAIN DIVERTER.

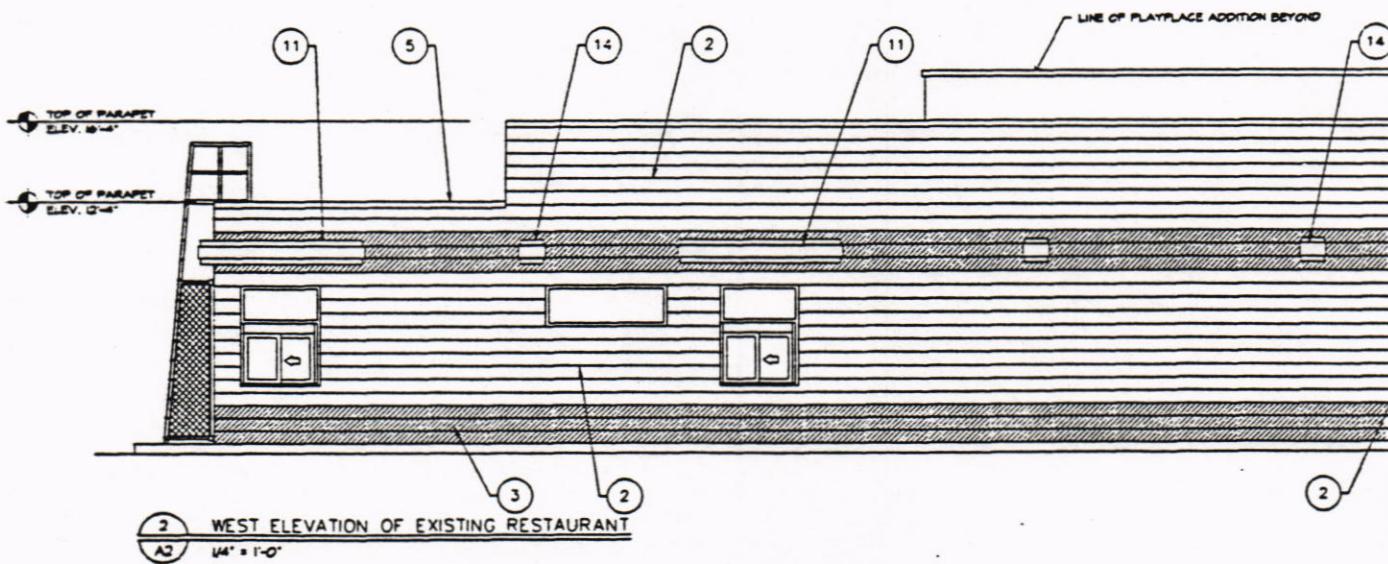
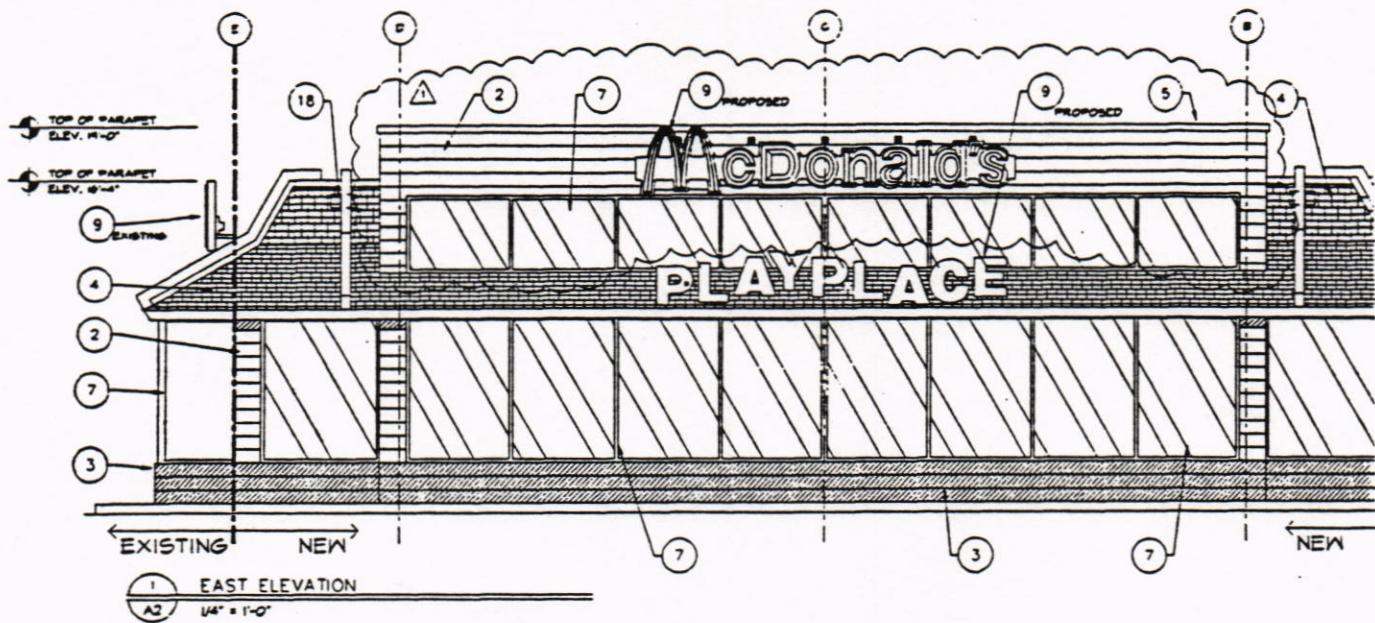
18 8"x16" SCREENED ALUMINUM VENT ON BACK OF PARAPET.
TYPICAL WHERE SHOWN

19 NEW ROOF ACCESS GATE. FINISHES TO MATCH EXISTING
ROOF SCREEN.

ELEVATIONS SUBMITTED
FOR PLAYPLACE ADDITION
APPROVAL ONLY

⚠ ALL MATERIALS / FINISHES
TO MATCH EXISTING

SHEET 3- DETAIL (6)



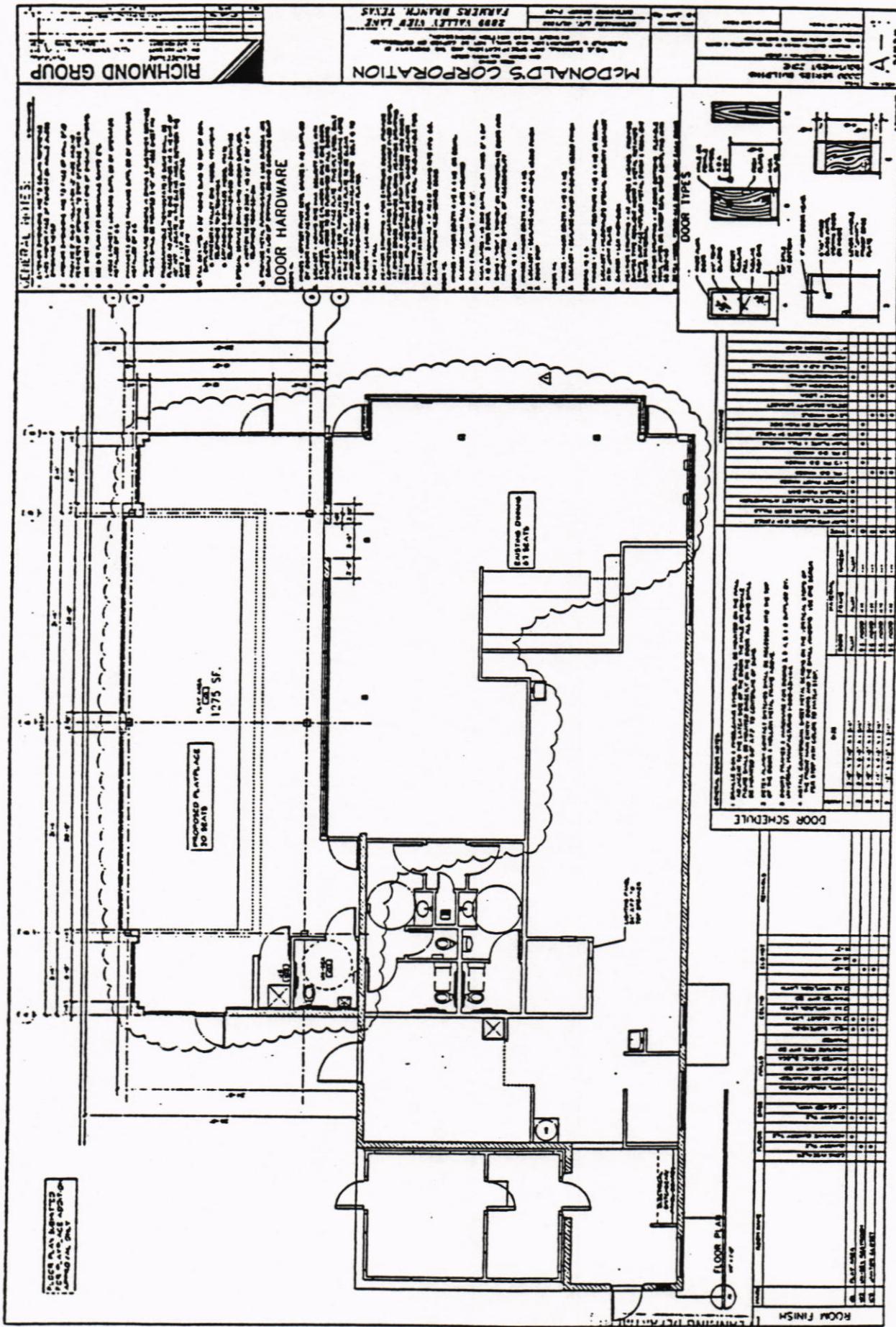
ELEVATION KEY NOTES

- 1 ALL MATERIALS/FINISHES TO MATCH EXISTING CONDITIONS.
- 2 8" SPLIT FACE CONCRETE MASONRY UNITS. (NEW FINISHES TO MATCH EXISTING)
- 3 8" SPLIT FACE CONCRETE MASONRY UNITS w/ PAINTED ACCENT BAND. (NEW FINISHES TO MATCH EXISTING)
- 4 SHINGLED MANSARD ROOF. (NEW FINISHES TO MATCH EXISTING)
- 5 PAINTED METAL COPING AT PARAPET ROOF TO MATCH ACCENT BANDS. (NEW FINISHES TO MATCH EXISTING)
- 6 NOT USED.

- 7 ANODIZED ALUMINUM STOREFRONT w/ CLEAR GLAZING.
- 8 ANODIZED ALUMINUM STOREFRONT DOOR AND FRAME w/ 1/4" TEMPERED SAFETY GLASS.
- 9 FASCIA SIGNAGE
- 10 MCDONALD'S LOGO DECAL AFFIXED TO INSIDE FACE OF GLASS.
- 11 DRIVE-THRU STATION OVERHANGS. FASCIA COLORS TO MATCH ACCENT WALL SCONCES.
- 12 STEEL PIPE SAFETY RAIL.
- 13 DRIVE-THRU
- 14 ACCENT M
- 15 EXISTING F
- 16 EXISTING F
- 17 GALVANIZE
- 18 5"x16" SCR TYPICAL M

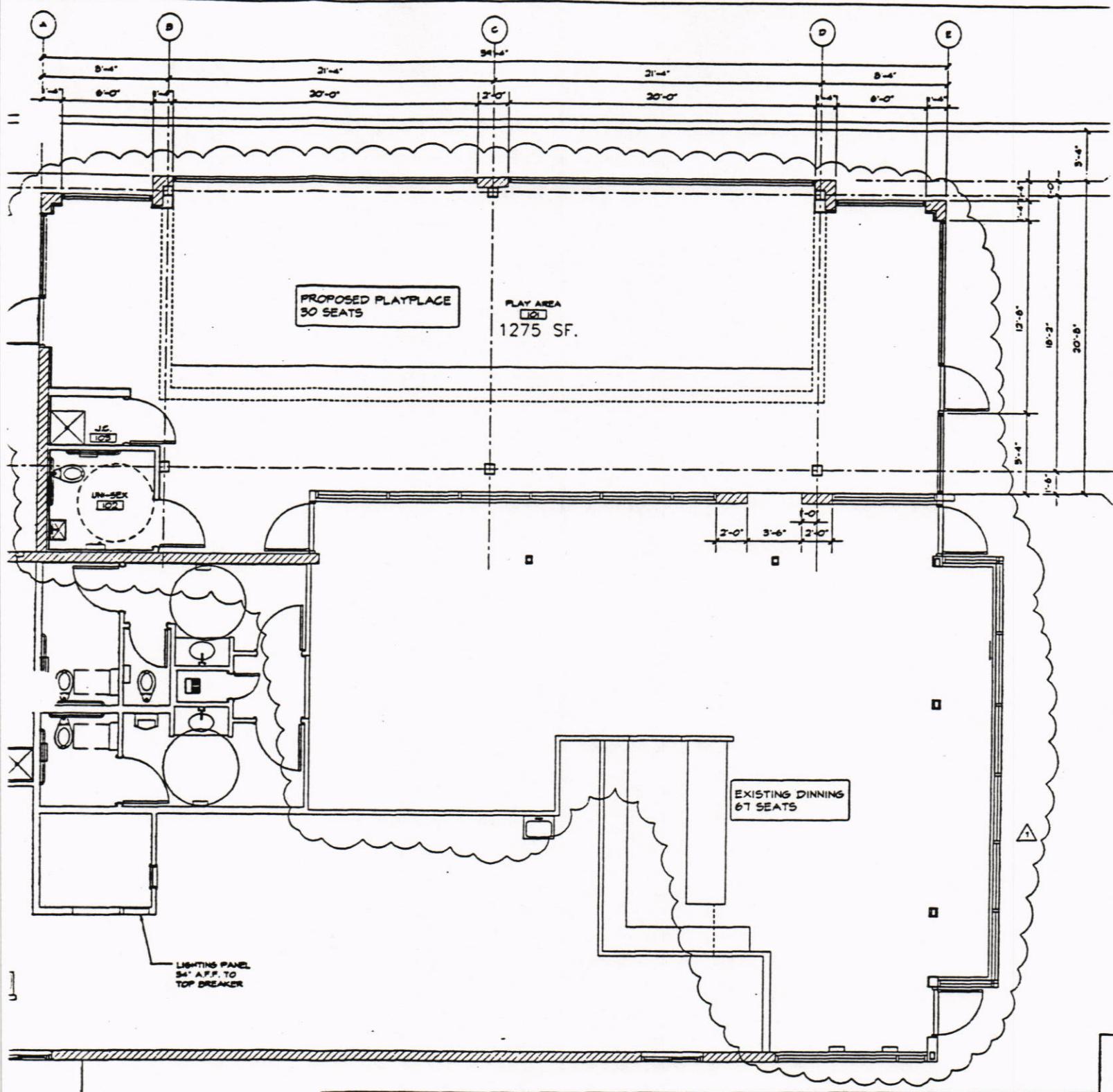
SHEET 4 - DETAIL (a)

3M



SHEET 5

(30)



DOOR SCHEDULE	GENERAL DOOR NOTES:			HARDWARE	
	CEILING	GLO.MOT.	REMARKS	TYPE	
MULB. DPLTION LATIN M. LATIN PAINTED S.W. BD. 2742 VINYL/RK. LATIN	8'-0" 2'-0" 8'-0" 8'-0"	• • • •	9'-2"	SUPER ADJ CLOSER & SPR FORCE OFFSET TUBULAR DOOR PULLS NETED CYL LOCKSET W/THUMB TURN TUBULAR PUSH BAR	A
				OFFSET PIVOT HINGES 1 1/2" PRL B.B. HINGES 2 PRL DD HINGES	B
				PIR PLATE & FULL HANDLE SUPER ADJ. CLOSER & SPR FORCE KNOBPLATE ON PUSH SIDE LEVER HANDLE	C
				DETACH SECURITY LOCKSET PRIVACY LOCK STOREROOM LOCK WEATHERSTRIPPING TACTILE A.D.A. SIGN PERMABLE VIPER	D
				4" HIGH DOOR HEAD	E

(SHEET 5 - DETAIL - (b))